BILL NO. Z-70-05-08

ZONING MAP ORDINANCE NO. Z-//5-70

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. CC-18.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-4 District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map No. CC-18 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:

Part of the Northwest quarter of the Southwest quarter of Section 34, Township 30 North, Range 12 East, more particularly described as follows: Beginning at a point on the West line of said section 794.01 feet South of the N.W. corner of said Southwest quarter, said point also being a certain tract of real estate conveyed to Siemon J. Dettmer and Gertrude Dettmer in Deed Record 457, page 52, thence running South, on and along said West line, a distance of 165 ft. to a point; thence running East, a distance of 575.5 feet to a point, thence running North, a distance of 165 feet to the point on the South line of real estate described in said Deed Record 457, page 52, thence on and along said South line, a distance of 575.5 ft. to the point of beginning.

Part of the Southwest quarter of Section 34, in Township 30 North, Range 12 East, more particularly described as follows:
Beginning at a point on the West line of the said Southwest Quarter, said point being 590.52 feet South of the Northwest corner of the said Southwest quarter; thence South on the West line of the said Southwest quarter 203.49 feet; thence East 715 feet; thence North parallel with the West line of the Southwest quarter, 203.49 feet; thence West 715 feet, to the place of beginning, containing 3.06 acres.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

APPROVED AS TO FORM AND LEGALITY,

associate CITY ATTORNEY

Jack Buneyor

| Read the first time in full and on motion by seconded by |
|--|
| Aligernal and duly adopted, read the second time by title and referred |
| to the (Committee on) Regulations (and to the City Plan |
| Commission for recommendation) (and Public Hearing to be held after due legal notice; |
| at the Council Chambers, City Hall, Fort Wayne, Indiana, on |
| the day of 196 , at o'clock |
| |
| P.M., F.S.T. |
| Date: 5-12-70 Fuel & Bondhorn |
| Read the third time in full and on motion by |
| seconded by and duly adopted, placed on its passage. |
| Passed (1997) by the following vote: |
| AYES |
| Adams |
| Dunifon Fay |
| Geake Nuckols |
| Robinson |
| Rousseau |
| Steigerwald V Tipton V |
| Date 6.23.70 Frad & Borchoom |
| Date 6.23.75 Stand B.S.B. on Chrom City Clerk |
| Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No 2-//3-70 |
| |
| on the day of, 1967 o. |
| ATTEST: (SEAL) |
| That Bin whom Herter & Fiften |
| Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the day |
| The state of the s |
| of, 1960 at the hour of 8:30 o'clock F.M., E. S.T. Lund Bonaham. City Clerk |
| |
| Approved and signed by me this 24th day of, 1960, |
| at the hour of /0:46 o'clock A.M., E.S.T. |
| Harolds. Zeis |
| Mayor |

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on May 12, 1970, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-70-05-08; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on May 18, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held May 25, 1970.

Certified and signed this 18th day of June 1970.

Mary Ann Haynie

Mary Ann Haynie

Secretary

| Bill No. <u>Z-70-05-08</u> | |
|---|------------------------------------|
| REPORT OF THE COMMITTEE | ON REGULATIONS |
| We, your Committee on Regulations to | whom was referred an Ordinance |
| amending the City of Fort Wayne Zoning Map No. CC | -18, |
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| have had said Ordinance under consideration and beg | leave to report back to the Common |
| Council that said Ordinance PASS. | 0 1000 |
| JACK K. DUNIFON, Chairman | to flyings |
| EDWIN J. ROUSSEAU, Vice-Chairman | Elen 1/6. angent |
| THOMAS G. ADAMS | Thomas of alaus |
| WILLIAM K. GEAKE | Ho Kokeske |
| PHIL A. STEIGERWALD | In attenance |
| THE A. PIETUSANAM | CONCLIDED IN |

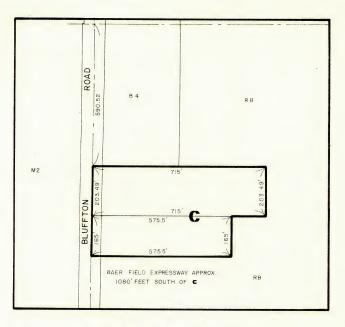
DATE 1-23-70 FUAD G. BONAHOOM, CITY CLERK

100

RECEIPT

| GENERAL FUND | Nº 6 |
|--|-------------------|
| FT. WAYNE, IND. April 24 1970 RECEIVED FROM Walt Greave & Bill Or | 0 10 0000 0 1 500 |
| | e sejilegen s |
| THE SUM OF Ineaty- Fine and // | DOLLARS |

ON ACCOUNT OF Re Zone



C CHANGE FROM RB TO B4

2-70-05-08

Certificate of Survey

This document is a certificate that the undersigned Registered Land Surveyor, registered under the laws of Indiana, has made a survey of

in accordance with the plat thereof on file in the Recorders Office Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated, 15.17 A 246 29. 61 A X 3.06 A 30.0A REC. 2640 ACT. 2635 78.92 A NGTE: . INDICATES IRON PIN SET I hereby certify above survey to be correct. Surveyed March 22, 1958 Registered Land Surveyor Survey No. 758 Frank I. Miller

To Whom It May Concern:

The common addresses of the attached property, legal desciptions enclosed herewith are as follows:

Dettmer property: 8315 Bluffton Road Mochamer property: 8421 Bluffton Road

The properties are contiguous and B-4 zoning is immediately to the North. Across the street is heavy industrial with such companies as Bowmar, Carnation Milk occupying buildings in an Industrial Park.

To the south land was recently rezoned for a Mobile Home Park. City utilities are available.

PETITION TO REZONE

MORE THAN FIFTY-ONE (51) PERCENT OF We, the undersigned, being the owners of/the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from an RB District to a B-4 District, the real estate described as follows, to-wit:

Owned by Jack and Joan Mochamer

Part of the Northwest quarter of the Southwest quarter of Section 34, Township 30 North, Range 12 East, more particularly described as follows:
Beginning at a point on the West line of said section 794.01 feet South of the N.W. corner of said Southwest quarter, said point also being a certain tract of real estate conveyed to Siemon J. Dettmer and Gertrude Dettmer in Deed Record 457, page 52 thence running South, on and along said West line, a distance of 165 fet to a point; thence running East, a distance of 165 feet to the point on the South line of real estate described in said Deed Record 457, page 52, thence on and along said South line, a distance of 575.5 fetto a point; thence running North, a distance of 165 feet to the point on the South line of real estate described in said Deed Record 457, page 52, thence on and along said South line, a distance of 575.5 ft. to be point of beginning.

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| day of of the Regula | f June, 1970 City of Fo ir Session, | of the Common Council of Wayne, Indiana, in a did pass the following | PUBLISHER'S A | | |
| Zoning Bill No ZDNIN AN | Map ordin D. Z-70-05-05 DRDINANC | given that on the 23rd, the Common Council of the Common Council of Wayne, Indiana, in a did pass the following ance, to-wit. ZDINANCE NO. Z-115-70 cmending the City Zoning Map No. CC-18 ED BY THE COMMON HE CITY OF FORT | State of Indiana ALLEN County ss | : efore me, a notary public in and fo | or said county and state the |
| SE CDUN WAYN SEC | OT DROAIN CIL DF T E/INDIAN/ TIDN 1. T | ED BY THE CDMMDN HE CITY OF FDRT | undersignedA. | M. Hostman | who, being duly sworn, says |
| as foi Distric Munici Indian | t under the ipal Code of a, 1946, a | E amending the City Zoning Map No. CC-18 ED BY THE COMMON HE CITY OF FDRT had been seen to be compared to the city of Fort Wayner of Chapter 36, the City of Fort Wayner of City of | that She is Cle | rk S-SENT INEL | of the |
| to; an Wayne to the | d the symter Zoning A | ished by Section 9, Ar- | | newspaper of general circ | |
| are h Part Sout ship | of the No hwest quart 30 North, | ged accordingly, to-wit: rthwest quarter of the er of Section 34, Town- Range 12 East, more | in state and county afor | e in the city of FORT W. town of FORT W. resaid, and that the printed matter a | ttached hereto is a true copy, |
| port Begi of the | inning at a said section N.W. corn | point on the West line 794.01 feet South of er of said Southwest | which was duly publish as follows: | ed in said paper for 2 time 8 , July 7, 1970 | the dates of publication being |
| tain Sien mer then | tract of r | er of said Southwest oint also being a cer- eal estate conveyed to ner and Gertrude Deti- Record 457, page 52, South, on and along a distance of 165 ff. | | July 14,1970 | Hostman |
| to distr | a point; the a point; the ance of 575.2 ning North, | ence running East, a feet to a point, thence a distance of 165 feet | Subscribed and sworn | | |
| esta 457, said to 1 | page 52, South line, he point of t | in soid Deed Record thence on and along a distance of 575.5 feet beginning. utflwest quarter of Sec- mship 30 North, Range a particularly described | | to before me this 16th day of | Atapleton ary Public |
| Par tion 12, as t | t of the So 34, in Tov East, more follows: | withwest quarter of Sec- | My commission expire | March 8, 1974 | 10.0000.0000 |
| of poir Nor wes | the said S at being 59 thwest corn at quarter; | point on the West line outhwest Quarter, sold 0.52 feet South of the eer of the sold South- thence South on the | | | |
| Wes ter ther line | st line of the 203.49 feet, nce North | thence East 715 feet; | | | |
| pla acr SEc | ce of begines. CTIDN 2. T | nning, containing 3.06 his Ordinance shall be in | | | |
| passo publi Rec | ge, approve cation there JACK K. | by the Mayor, and legal of. DUNIFDN, Councilman. d time in full and on | | | |
| and Pass Ay | duly adopte ed by the fo es nine | d, placed on its passage. | | | |
| Robin Na | ys none FUAD G. | BONAHOOM, City Clerk. | | | |
| Pa Coun as Z the S | ssed and inclined the City of | west 75 beef, to The name of the control of the con | | | |
| ATT FU Pr | EST: JAD G. BDN esented by | AHDDM, City Clerk. me to the Mayor of the | | | |
| o'clo | of June, ock A.M., E. FUAD G. | 1970 at the hour of 8:30 D.T. BONAHODM, City Clerk. I signed by me this 24th | | | |
| o'clo | of June, lock A.M., E. | 970, at the hour of 10:46 D.T. HARDLD S. ZEIS, Mayor. BDNAHDOM ,Clerk of the | | | |
| cert a f Zoni | of Fort V ify that the ull, true, ing Map Dr | e above and foregoing is and complete copy of dinance No. Z-115-70 passed | | | |
| of was | June, 1970, duly sign yor on the | and that said Drdlnance ed, and approved by the 24th day of June, 1970 | | | |

my office. WITNES seal of the this 24th FUAD

d the official layne, Indiana 70. City Cterk.

General Form No. 99 P (Rev. 1967) Form Prescribed by State Board of Accounts Common Council-City of Ft. Wayne To JOURNAL-GAZETTE (Governmental Unit) FORT WAYNE, INDIANA AllenCounty, Ind. PUBLISHER'S CLAIM LINE COUNT Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines -Head number of lines 102 Body number of lines 1 number of lines 103 Total number of lines in notice COMPUTION OF CHARGES 103 __lines,_____columns wide equals.____equivalent lines at ... 288. 29.66 Additional charge for notices containing rule or tabular work (50 per cent of above Charge for extra proofs of publication (50 cents for each proof in excess of two) 29.66 TOTAL AMOUNT OF CLAIM DATA FOR COMPUTING COST Size of type 51 point Width of single column 11 ems Number of insertions Size of quad upon which type is cast....51 Pursuant to the provision and penalties of Ch. 89, Acts 1967, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. andla De Wald , ₁₉ 70 CLERK Date July 16, Notice is hereby given that on the 22rd opt of June. 1970, the Cammon Council in the City of Fort Wayne. Inflance, in a council in the City of Fort Wayne. Inflance, in a council in the City of Fort Wayne. In the City of Fort Wayne. Spon IMANCE of Fort Wayne. Zening Map No. 2715-79 of Fort Wayne. The City of Fort Wayne. PUBLISHER'S AFFIDAVIT State of Indiana ALLEN County } ss: Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says CLERK of the that she is JOURNAL-GAZETTE a DAILY ...newspaper of general circulation printed and published in the English language in the city (of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time. , the dates of publication being as follows: July 7, 1970 July 14,1970 Subscribed and sworn to before me this 16th day of Sutth. day of July 19.70

Suth Stapleton

Notary Public March 8, 1974 My commission expires. ge, approved by the Mayor, and repo-cation thereof.

JACK K. DUNIFON, Councilman.

Jack K. Bunger in the full and or an expectation seconded by Stelgerwald, duly adopted, placed on its passage at by the following vate: nine s, Dunifon, Fay, Geake, Nuckols, n, Rausseau, Stelgerwald, Tipton. son, Rousseau, Steigerwald, Johnson, S none
FUAD G. BONAHOOM, City Clerk.
6:23-70.
sed and adopted by the Common
li of the City of Fort Wayne, Indiana,
Inling Map Ordinance No. Z-115-70 on
ord day of June, 1970.
ERBERT G. TIPTON, Presiding Off. "MERGERY C. TIPTOD, Presiding Off.

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1564 . BOANDOM, CITY, CIETY

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now remains on the official ITMESS my hand, and the official of the City of Fort Wayne, Indiana, 24th day of June, 1970.
FUAD G. BONAHOOM, City Clerk.